

DESIGN AND ACCESS STATEMENT

16 BARTHOLOMEW VILLAS, LONDON, NW5 2LL.

Summary:

1. Existing Building
2. Proposal
3. Adjacent properties and context
4. Live Green Roof

Existing Building:

16 Bartholomew Villas is a 3 storey semi-detached residential house, located on Bartholomew Road, which comprises of residential houses and flats.



The property is located in Bartholomew Estate Conservation Area. No.16 and adjacent properties are Victorian buildings with well-defined architectural characteristics.

The property benefits from double storey side extension and single storey rear extension. The later one was approved and constructed in 2018.

The original property have distinctive features like timber framed sash windows, brick arches above window and door openings and circular windows to first floor and second floor bathrooms.

The approved single storey rear extension and double storey side extension walls were made with mixed London Stick bricks with English bond to get nearest match to original brick walls. Soldier brick courses were constructed on top of the new doors and windows to match the arches above the windows of original property.

The rear extension flat roof have brick parapet surround and rain water outlet via hopper.



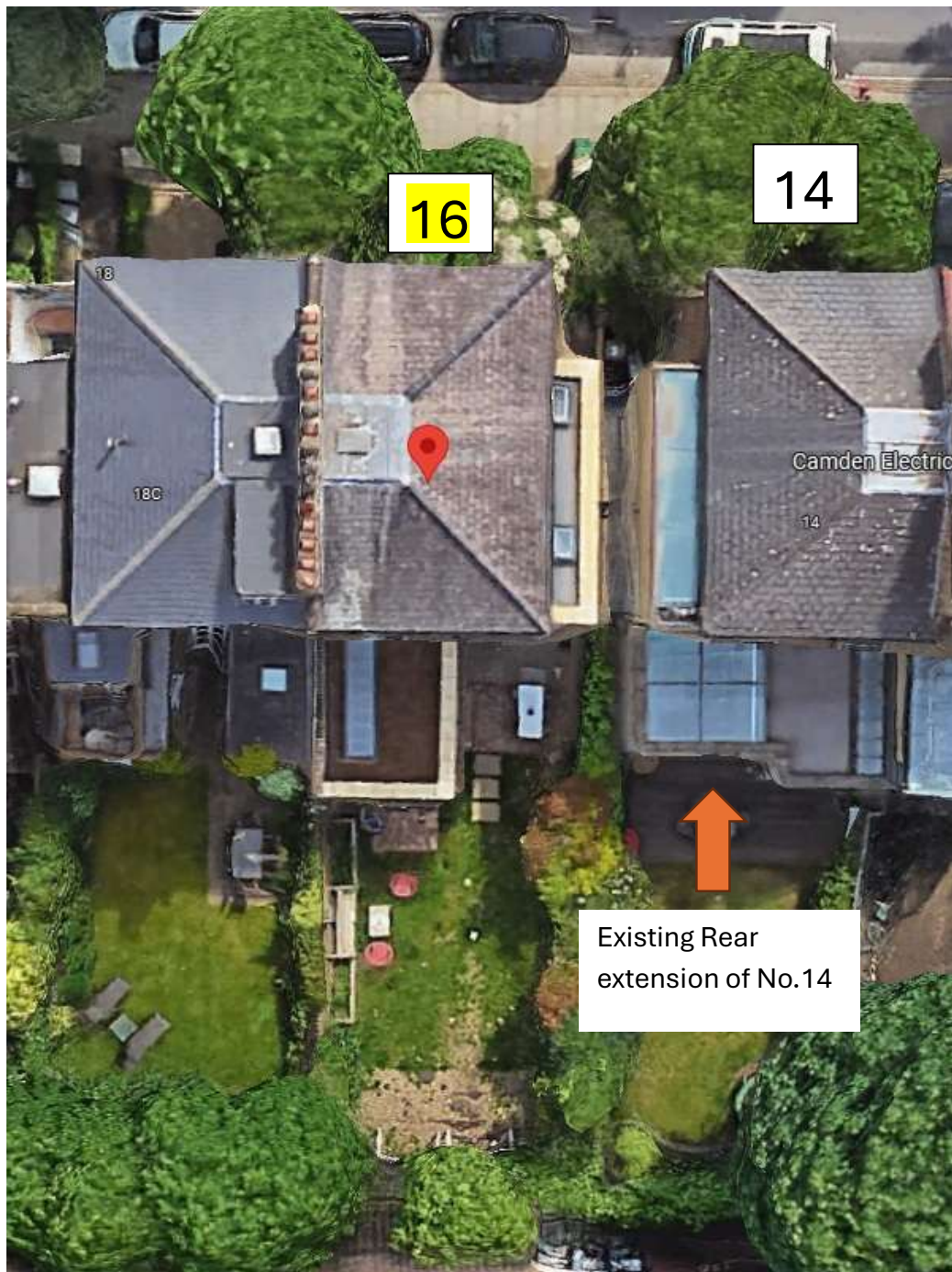
Proposal

The proposal is for single storey rear infill extension.

The proposed new extension will have high, brick work, window, doors, cills, coping stones, roof and all architectural characteristics which will match the original rear extension. Even some of the architectural elements of new rear extension will be replaced to make them match the original house character.

The proposed rear extension will not be visible from front road. The rear extension, because of its size and materials will not be detrimental to street character and adjacent properties.

Adjacent Properties and Context



The adjacent property, No. 14 Bartholomew Villas, which is similar to No.16 also have double storey side extension and single storey rear extensions. The single storey rear extension spans the full width of the building, including double storey side extension width. The proposed extension to No.16, will have height and width similar to that of No.14 rear extension. The corner of proposed extension will not encroach the imaginary 45 degree line starting from the corner of existing rear door of No.14 rear extension.

Live Green Roof

The proposed new flat roof will have live green roof which will be maintained regularly. The proposed new green roof will contribute towards the creation of habitats and valuable areas of biodiversity.

40mm Coarse Substrate

A specialised blend of recycled lightweight organic materials acts as a growing medium

Expanding Clay

Water retaining division chambers provide protection against drought



Vegetation

Up to 7 different sedum species ensures optimal round year performance

40mm (Coarse substrate mix)

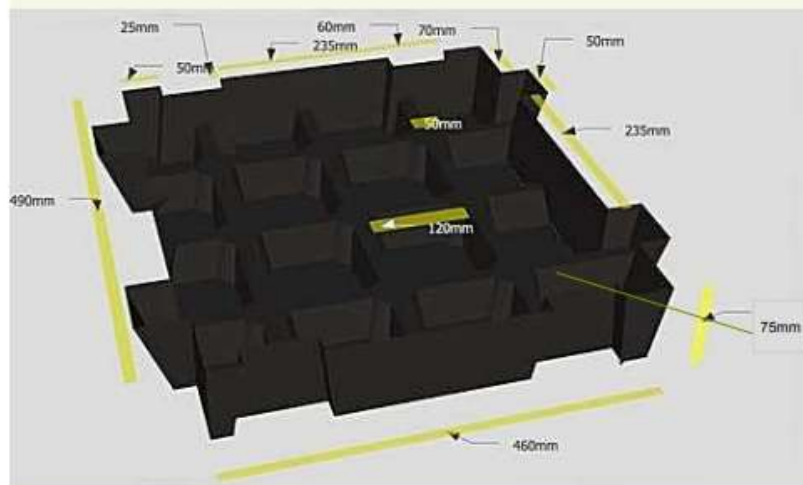
40mm (lightweight drainage aggregate)

Waterproof membrane

Protects your roof from water damage and leaks

Filter Fleece

Ensures efficient water and nutrient distribution and retention, enhancing growth and root anchorage



Saturated Weight—48Kg/m²

490x460x75mm size

100% recycled plastic

UV resistant

S-Pod Tray

Designed to aid water drainage and quick installation with interlocking sides